

Notice of Sheriff's Sale
Sierra Verde Ranch Units I & II Property Owners Association v.
Carol S. White, et al
Process #11-00813

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF YAVAPAI

SIERRA VERDE RANCH UNITS I & II)	Case No. P1300CV2009-1031
PROPERTY OWNERS ASSOCIATION, an)	
Arizona nonprofit corporation,)	NOTICE OF SHERIFF'S SALE
)	
Plaintiff,)	
)	
vs.)	
)	
CAROL S. WHITE, a woman; DENNIS D.)	
WALL and A. GEORGANN WALL, husband)	
and wife; JOHN DOE WHITE, spouse of Carol)	
S. White, if married on March 22, 2005;)	
CITIFINANCIAL, INC., a Maryland)	
corporation; THE UNKNOWN HEIRS AND)	
DEWISEES OF ABOVE NAMED)	
DEFENDANT, IF DECEASED,)	
)	
Defendants,)	

WHEREAS, pursuant to an execution issued out of the above named court in the above-entitled action upon a judgment for the Plaintiff, **SIERRA VERDE RANCH UNITS I & II PROPERTY OWNERS ASSOCIATION, an Arizona nonprofit corporation**, and against the defendants, **CAROL S. WHITE, a woman; DENNIS D. WALL and A. GEORGANN WALL, husband and wife; JOHN DOE WHITE, spouse of Carol S. White, if married on March 22, 2005; CITIFINANCIAL, INC., a Maryland corporation; THE UNKNOWN HEIRS AND DEWISEES OF ABOVE NAMED DEFENDANT, IF DECEASED**, entered on the 11th day of March, 2011, in the amount of One Thousand Seven Hundred Ninety-Seven Dollars and Forty Cents (\$1,797.40), together with interest thereon from said date at the rate of Ten (10%) percent per annum and costs and Interest in the sum of Two Thousand Five Hundred Eighty

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Dollars and Fifty-Three Cents (\$2,580.53) and attorney fees in the amount of Nine Thousand Eight Hundred Forty-Five Dollars and No Cents (\$9,845.00), accruing costs and accrued interest. I have levied upon all of the right, title and interest of the judgment debtor in the following described property:

Parcel Number: 301-18-289 (Unknown physical address)

Tract 1151, SIERRA VERDE RANCH UNIT XXVII, according to the Result of Survey recorded in Book 55 of Land Surveys, pages 77 through 80, inclusive, records of Yavapai County, Arizona;

EXCEPT all commercial water rights, oil, gas, thorium, uranium, gold, copper, silver and all other minerals and mineral rights as reserved in Book 3138 of Official Records, page 214 and 226, records of Yavapai County, Arizona. (SOF 5.)

NOTICE IS HEREBY GIVEN that I, SCOTT MASCHER, the Sheriff of Yavapai County, on the **27th day of July, 2011, at the hour of 10:10 a.m.** at the north steps of the Yavapai County Courthouse located in Prescott, Arizona, will sell at public auction to the highest bidder for cash all of the right, title and interest of the defendants in and to the above-described property to satisfy said judgment.

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NOTICE TO JUDGMENT DEBTOR

Title 33, chapter 8, article 1 of the Arizona Revised Statutes, may permit you to protect
your residence from certain types of legal process through the homestead exemption.

If you are in doubt as to your rights, you should obtain legal advice.

DATED this 28th day of June, 2011.

Scott Mascher
Sheriff of Yavapai County

By _____
Deputy Don W. Oen

STATE OF ARIZONA)
)
County of Yavapai)

Deputy Don W. Oen, of the Yavapai County Sheriff's office, acknowledged the
foregoing instrument before me this 28th day of June, 2011.

Notary Public

My commission expires March 14, 2012